



PLAN REVIEW COMMENTS FOR DP-02-25-019581

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
Buckwalter

Plan Type:	Development Plan	Apply Date:	02/04/2025
Plan Status:	Active	Plan Address:	335 Buckwalter Parkway BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 030 000 0712 0000
Plan Description:	A request by Livewell Terrace LP on behalf of property owner Beaufort County for approval of a Preliminary Development Plan. The project consists of the construction of a 120-unit apartment complex with a leasing office and future medical building and associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.09 acres identified by tax map number R610 030 000 0712 0000 within the Buckwalter Commons Phase 1 Master Plan. STATUS: This application will be heard at the July 7, 2025 Development Review Committee meeting.		

Technical Review

Submission #: 1 Received: 02/04/2025 Completed: 07/03/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	06/26/2025	Samantha Crotty	Revisions Required

Comments:

1. Provide and label proposed contours on the grading/drainage sheets.
2. Revise the compliance calculator to use type D soils.
3. Provide a BMP exhibit that highlights all of the proposed BMPs for the development. This should match the compliance calculator BMPs.
4. Only bioretention and pervious pavement are shown in the compliance calculator. Clarify how the development will attenuate up to the 100-year storm.

Planning Review - Principal	07/03/2025	Dan Frazier	Approved with Conditions
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Comments:

1. A total of 291 parking spaces are required for the proposed development and 288 parking spaces are provided. Required parking is calculated at 2.25 spaces per apartment unit and 3.5 spaces per 1,000 SF of Professional/Medical Office space (Buckwalter PUD, DSO 90/3 Modifications Section 5.2.1.1).
2. A shared access easement will be required between the Livewell Terrace parcel and the Lord of Life Lutheran Church parcel.
3. Per International Fire Code Section D105.1 and D105.2, for buildings with roof surfaces exceeding 30 feet, an aerial fire apparatus access road shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Provide locations adjacent to each building that meet this fire code requirement.
4. Provide typical dimensions for roads, sidewalk and standard/HC parking stalls.
5. Update project narrative with description of playground area.
6. Will construction of the apartment buildings be phased?

Beaufort Jasper Water and Sewer Review	07/03/2025	Matthew Michaels	Approved
Planning Commission Review	07/03/2025	Angie Castrillon	Approved
Planning Review - Address	07/03/2025	Diego Farias	Approved
Building Safety Review	06/26/2025	Marcus Noe	Approved

Fire Department Review	06/26/2025	Dan Wiltse	Approved
Police Department Review	06/26/2025	Bill Bonhag	Approved
Transportation Department Review	02/05/2025	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: